



Homer Title 21 Update

Progress Report to City Council

Prepared August 18, 2025

View related materials at HomerT21CodeUpdate.com

Accomplishments to Date

Recently Completed Activities (since last Progress Report)

- **July and August:** Conversations with staff around zoning administration, enforcement, district consolidations, and allowed uses to inform code drafting.
- **August 15th:** The draft Title 21 code was shared with City staff for review, including an initial legal review.

Featured in July 2025 Progress Report

- **June 5th:** Additional Stakeholder Dialogue. An additional stakeholder dialogue was held June 5th with representatives from Guiding Growth and Mobilizing for Action through Planning and Partnerships (MAPP).
- **June 18th:** Planning Commission Meeting. The project team attended and facilitated a conversation with the Planning Commission on Conditional Use Permits (CUPs), Land Uses, Housing Types, Zoning Districts.
- **June 2025:** Proposed Code Type and Structure. Prepared preliminary recommendations on how to structure the updated code. This included a current/proposed table of contents, with a companion report describing the changes.
- **July 15th – 16th:** Additional Stakeholder Interviews. The project team conducted additional interviews to fill in gaps/missing perspectives from groups that work most closely with the zoning code.
- **July 16th:** Planning Commission Meeting. The project team attended and facilitated a conversation with the Planning Commission focused on use standards, sign code, and administrative flexibility.

Featured in June 2025 Progress Report

- **April 2025:** Planning Commission Work Session (April 16th). Presented key findings from the Summary Background and Code Audit, and related topics.
- **April 2025:** Stakeholder Dialogues. Convened three dialogues to talk with Homer-area professionals that use/engage with the code (Title 21). This included builders/developers, business owners, and realtors.
- **April 2025:** Community Site Tour. Led by City staff, toured Homer by vehicle to visit example areas where zoning policies resulted in positive outcomes, and areas of concern/tension.
- **April 2025:** City Council Interviews. Conducted five in-person interviews with Council members.
- **May 2025:** Planning Commission Work Session (May 21st). Shared an overview of April stakeholder engagement activities and guided a discussion around specific sections of the code.

Featured in April 2025 Progress Report

- **November 2025:** Initial Introduction to City Council
- **February 2025:** Staff Listening Session
- **March 2025:** Planning Commission Kickoff Meeting
- **April 2025:** Summary Background
- **April 2025:** Code Audit
- **April 2025:** Website Launch

Upcoming Activities

- **August:** Port and Harbor Advisory Commission. The project team will present and gather input from the commission at their August 27th meeting. This presentation was rescheduled after the June meeting was cancelled due to a lack of quorum.
- **August – October:** Refine draft code with staff, legal, Planning Commission, and public feedback.
- **October:** Planning Commission review of revised draft code at the October 15th regular meeting.
- **October:** Host Community Open House on Wednesday, October 22nd.
- **November:** Public Review Draft is posted for public comment.

Project Schedule



Roles of the Planning Commission and City Council

Planning Commission

The Planning Commission is the advisory body for the Title 21 Update process.

- Share guidance, feedback, and local knowledge during the code drafting process.
- Provide feedback on draft materials, including the draft code.
- Make a recommendation to the City Council regarding adoption the Title 21 Update.

City Council Engagement

- The project team will share periodic updates with the City Council, often via the City Manager's reports.
- City Council members are invited to stay informed about the process by attending Planning Commission meetings, reading project documents, participating in community activities, and reviewing the public review draft of the revised code.
- The City Council will be responsible for the adoption of the Title 21 Update.